Dinwiddie County Planning Commission

Regular Meeting Agenda
June 10, 2026
7:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**

   Documents:

   May 13, 2026 -Reg Meeting.pdf

6. **CITIZEN COMMENTS**
7. **PUBLIC HEARING**

   A. CASE P-26- 2

   The applicant, Sherman L. Greenwood, Sr., is requesting to rezone property containing approximately 0.23 +/- acre from Residential, Limited, R-1 to Residential, Urban, R-U. The R-1 zoning district allows single-family residential at a maximum residential density of 20,000 sq. ft. per lot, and the R-U zoning district allows a maximum density of 5,000 sq. ft. per lot. The properties requested for rezoning consist of four lots, located at 25811 Nottoway Ave. (Route 1304) North Dinwiddie, VA and are further identified as Tax Map Parcel Nos. 21A-1-585, 586, 587, 588. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject properties are located within the Town Center Area of the Northern Dinwiddie Development Area, which allows for single-family detached and attached residential development for this general area.

   Documents:

   P-26-2 PC Staff Report - June 10 2026 Mtg.pdf
   P-26-2 Rezoning Application.pdf
   P_26_2_RezoningMap_May2026.pdf
   P-26-2_areaRU_May2026.pdf
   House Elevations.pdf

   B. CASE C-26-3

   The applicant, Angela Meadows, is seeking a conditional use permit to operate an automotive repair business, screened from view and 200 feet from state road right-of-way, on the following described property containing approximately 24.64 acres. The property is located at 12116 Aliff Drive, Church Road, VA,

and is further designated as Tax Map No. 16-6-15. The property is zoned A-2, Agricultural General, which may be changed to allow such use upon receiving a conditional use permit. The County's Comprehensive Land Use Plan places this property within the Rural Conservation Area which allows limited commercial, service development at the Ordinance defined density.

Documents:

C-26-3 PC Staff Report - June 10 2026 Mtg.pdf
C-25-3 Application.pdf
C_26_3_LocationMap_May2026.pdf
Property Picture.pdf
Property Plat.pdf
6-2-26 Automotice Repair Business (C-26-03), Rt. 611 Trinity Church Road and Aliff Dr. (Private), VDOT comments.pdf

C. CASE C-26-4

The applicant, Jeffrey S. Sedivy, is seeking a conditional use permit to operate an event facility on the following described property containing approximately 192.97 +/- acres. The property is located at 2773 Horsetrail Rd. (Route 699) Church Road, VA, and the property is further defined as Tax Map Parcel No. 4-26. The property is zoned A-2, Agricultural General, which may be changed to allow such use upon receiving a conditional use permit. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows for limited residential and agricultural development for this general area.

Documents:

C-26-4 PC Staff Report - June 10, 2026 Mtg.pdf
Application C-26-4.pdf
Support text for CUP.pdf
CUP MAP.pdf
Site Plan or Plat-plan of portion_v1.pdf
C-26-4_LocationMap_May2026.pdf
Property Picture 1.pdf
Property Picture 2.pdf
6-3-26 Rockville-Centerville Steam and Gas Historical Assoc. CUP (C-26-04), Rt. 699 Horsetrail Road, VDOT comments.pdf

D. CASE A-26-1

The proposed amendment would (1) amend Chapter 22, Zoning, Article I – In General, Section 22-1. Definitions, to add a definition for a solar photovoltaic project and amend Article I – In General, Section 22-2. Purpose and design of chapter, to better match Virginia Code Section 15.2-2283; (2) amend Chapter 22, Zoning, Article IV – District Regulations, to include a solar photovoltaic project, with a conditional use permit, subject to the provisions of section 22-245.3 herein, as a use permitted in the following zoning districts: A-1, Agricultural Limited District; A-2, Agricultural General District; B-1, Business Limited District; B-2, Business General District; M-1, Industrial Limited District; M-2, Industrial General District; PMD, Planned Industrial District; PUD-C, Planned

Unit Development District; (3) add Section 22-245.3. Solar Photovoltaic Project; Conditional Use Permit Requirements; (4) delete Chapter 22, Zoning, Article IV, District Regulations, Division 18 Utility Scale Solar Energy District (SED), Sections 22-234.50 to 22-234.73.1, and delete Chapter 22, Zoning, Article I, In General, Section 22-6 Districts Established and Enumerated, Utility Scale Solar Energy District, SED.

Documents:

Zoning Ord. Text Amends. A-26-1 Memo.pdf
A-26-1 Solar Amendment PC Mtg. June 5 2026.pdf

8. **OLD BUSINESS**
9. **NEW BUSINESS**
10. **COMMISSIONERS' COMMENTS**
11. **PLANNING DIRECTOR'S COMMENTS**
12. **ADJOURNMENT**

Any persons having an interest in the above matters are encouraged to attend the meeting at the specific time and location to express their views. A copy of the full text of the above matters is on file and may be examined in the Planning Department located in the Dinwiddie Government Center Building at 14010 Boydton Plank Road, Dinwiddie, Virginia 23841 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except legally declared holidays. Individuals desiring to attend the meeting and requiring special accommodations are requested to contact the Planning Office at (804) 469-4500 no less than five (5) working days prior to the public hearings.